

Decision under Delegated Powers

Officer Making the Decision

Head of Contracts (Leisure, Waste and Environment)

Recommendation

That the sum of £59,485.45 of section 106 monies that has been received as a contribution towards the provision of Recreation Facilities in Syston be paid to Syston Town Council to provide a new community hub building at Central Park, Syston.

Reason

To enable Section 106 monies that have been received for the provision of youth and adult recreation facilities in Syston to be spent.

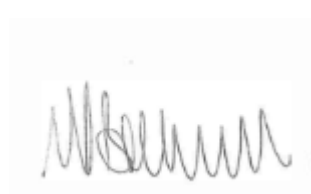
Authority for Decision

Authority to pay over Section 106 monies in respect of non-housing items received by the Borough Council as the responsible authority, but which will not result in expenditure by the Council and where the Head of Service has been determined to be the relevant Head of Service by the Head of Finance and Property Services (item 8 of the delegations to Heads of Service in section 8.3 of the Constitution).

(For the Head of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirements set out in the S106 agreement and have written confirmation from the relevant body that the monies will be used for their intended purpose).

Decision and Date

Approved 21/12/23



Matt Bradford
Head of Contracts (Leisure, Waste and Environment)

Background

Under the provisions of the Corporate Plan to 2020 - 24, there is a commitment to ensure that a growth in homes and infrastructure benefits residents through improved services and facilities.

Planning agreements negotiated with developers and land owners under Section 106 of the Town and Country Planning Act 1990 (as amended) provide a vehicle for the delivery of contributions towards infrastructure, facilities and amenities which should be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonable related in scale and kind to the development

Detail

Within Syston there are Section 106 agreements that have been negotiated with contributions for Recreation and Environmental improvements.

Syston Town Council has been working with local community groups and users of the Town's recreational facilities to identify needs and priorities. The growing population of Syston has led to a shortage of community accessible meeting space. Many local groups are in desperate need of facilities for meetings and to provide recreational, health, well-being and community activities.

The Town Council will replace an unsightly derelict portacabin located in a prime position on Central Park, Syston with a new building. The existing building will be removed and disposed of. The site will be cleared and a new base installed, before siting a new "Community Hub" building.

The new "Community Hub" will be available for use as a multi-purpose meeting space. It will provide meeting rooms, a repair workshop as well as a tools and equipment library. Regular users will include Syston Town Band for practice as well as free tuition and musical instrument loan under the Chris Moore Foundation. The Syston Army Cadets, having recently lost their clubhouse at Wreake Valley Academy, will also utilise the building.

The Town Council have opted for a container conversion building for security and to reduce the risk of vandalism. As the Community Hub will be based in a local park a solid robust building is needed, although the area is well lit and is monitored by CCTV at both Syston offices and by CBC CCTV team.

The cost of the project is £69,485 with the Town Council allocating £10,000 of its reserves to the works. The development of the facility will maintain the high expectations of the community for the need for diverse recreational choices. A lack of leisure facilities within Charnwood's District Centres, including Syston, has been highlighted as a need to be addressed. The Community Hub will be in Central Park, Park Square which is at the heart of Syston Town Centre.

Syston is on the edge of the Watermead Regeneration corridor where it is planned to create walkways, cycling and cafes. The Community Hub in Central Park will be an excellent addition to this exciting vision.

Officers are satisfied that the scheme meets the criteria for the use of the section 106 monies. The money will not be released to Syston Town Council until appropriate invoices have been received to ensure verification that the money has been spent.

Syston Town Council has provided information in relation to this project including building specifications, evidence of security of tenure and associated costings.

Section 106 Monies

The following section 106 monies will be utilised towards the scheme:

PA No	Location	Contribution
P/13/0925/2	Land at Barkby Road, Syston	£59,485.45 – Recreation contribution
		Total - £59,485.45

Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to Syston Town Council.

Payment will be made on receipt of invoices and confirmation that works have been completed.

The scheme will need to be added to the Capital Plan and will be included in the next Capital Amendment Plan Report.

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
All funding not in place	Low	Medium	All s106 monies received.
Scheme is over budget	Low	Medium	Fixed price contract.

Key Decision: No
Background Papers Section 106 proforma